

City Council Work Session Agenda

Monday October 12, 2015
4 p.m. City Council Chambers

1. UDO Remapping – Public Comment Review

Staff will introduce UDO zoning map public comments for three larger areas: College Park, Glenwood/Brooklyn and Green Road/Millbrook Road. The commentors ask for more restrictive zoning for these areas. Staff will explain the implications of the comment and seeks guidance in proceeding. If the City Council wishes to proceed and respond to the comments, staff will provide direct mailed notice to all property owners affected by the change to the zoning map.

Staff will present a range of options, with the intention of receiving direction from City Council on each item.

2. City Council Comments

City Council has provided comments to staff related to the UDO zoning map. Three City Council comments will be discussed:

- a. UDO/Comprehensive Plan amendments (Stephenson)
- b. Rock Quarry/State Street (Weeks & Baldwin)
- c. New Bern Avenue/440 (Weeks)
- d. Rock Quarry Road/Martin Luther King Boulevard (Weeks)

Index of attachments:

The following attachments are included for information.

a. Staff Report

Planning staff has assembled a staff report that contains items for City Council consideration. A decision option matrix is included.

b. Staff memorandum

This is a memo from Ken Bowers in response to comments raised by Councilmember Stephenson.

c. City Council comments

This is a memo from Council Member Stephenson regarding potential refinements to the UDO and Comprehensive Plan.

City Council Work Session – 12 October 2015

Z-27B-14/Citywide Remapping

During the July 7th and July 21st public hearings, City Council received a number of comments regarding the UDO zoning map. Staff has processed these comments, and will present the City Council with options to address the comments.

This report includes:

- 5 Public Hearing comments requesting **MORE** restrictive zoning related to 3 large areas (Green Road, College Park, Glenwood-Brooklyn)
- 1 Council-initiated post-Public Hearing request for **MORE** restrictive zoning
- 2 Council-initiated post-Public Hearing requests for **LESS** restrictive zoning
- 6 Public Hearing comments and 11 Council-initiated suggestions for revisions to the Unified Development Ordinance
- 83 Public Hearing comments that are not related to citywide rezoning

Each request for alternate zoning is formatted as shown here:

Location

Current	Current Part 10 zoning
Public Hearing	Zoning advertised as part of public hearing notification
Alternative	One or more options for Council consideration
Future Land Use	Future Land Use Map designation from the 2030 Comprehensive Plan
Urban Form	Urban Form Map designation, if any

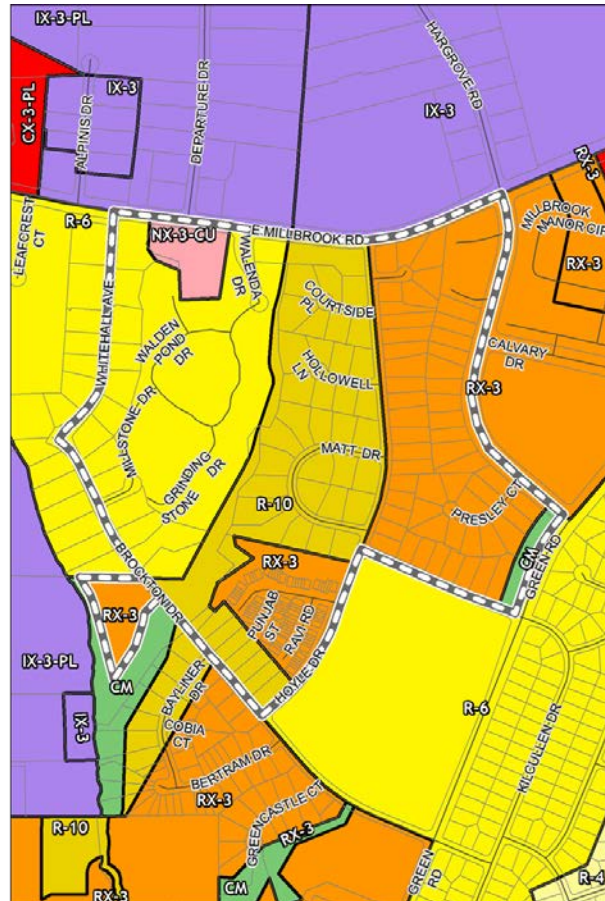
Map of public hearing
advertised zoning

A. Large Area Zoning Requests

The City Council received comments at the public hearing related to large areas of the City. The commentators all requested more restrictive zoning on an area-wide basis. The question before the City Council is whether or not a change to the proposed zoning should be considered, and if so what alternate zoning is preferable. If the City Council agrees that the request has merit, staff recommends additional direct-mail notification to impacted property owners and discussion at a future work session.

Area Bounded by E. Millbrook, Hargrove, Green, Kilcullen, Hoyle, Brockton & Whitehall

- Requests different zoning to limit residential density



32. Area Bounded by E. Millbrook, Hargrove, Green, Kilcullen, Hoyle, Brockton & Whitehall
A citizen requests different zoning than RX- to limit residential density and commercial development. There are three areas of existing high-density residential proximate to the citizen's neighborhood, Walden Woods.

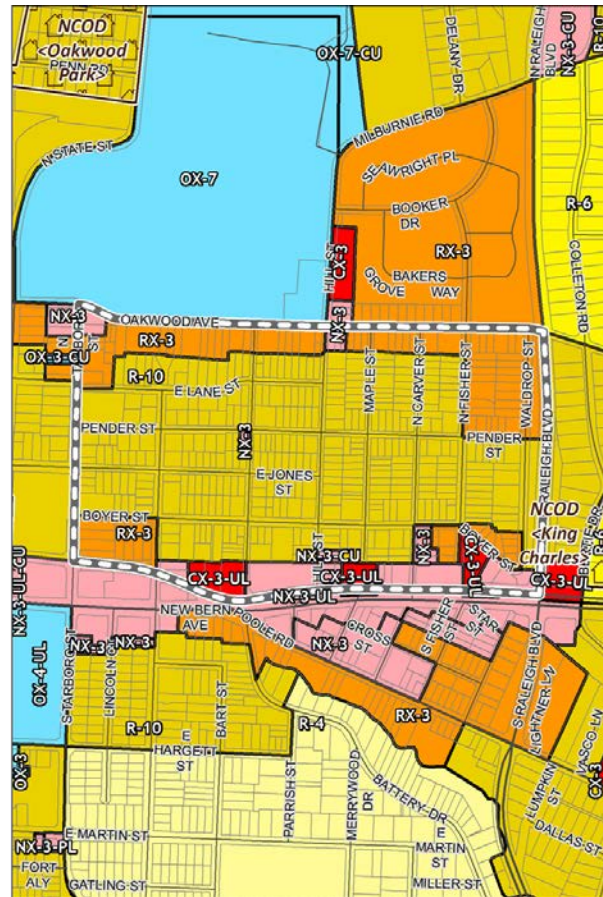
The first is located at 4551 Brockton Drive; the property is currently undeveloped and split-zoned R-10, R-15, and CM. At public hearing, the property was proposed to be rezoned to RX-3 and CM. The existing and proposed CM area is coincident with floodway. The alternate zoning of R-10 would not create nonconformity or a potential pattern of spot zoning, but it would have an economic impact on the 1.74 acre portion of the property currently zoned R-15.

The second is located at 4505 Hoyle Drive; the property is currently developed as 80 townhouses and zoned CUD R-15. There is a single zoning condition associated with the conditional use district that specifies compliance with CR 7101, an obsolete stormwater regulation; the condition is proposed to be removed. The alternate zoning of R-10 would not create a potential pattern of spot zoning, but it would result in nonconforming density (approximately 10.74 units/acre), lot size (all units), and lot width (most units).

The third is Millbrook Village, bounded by E. Millbrook Road, Hargrove Road, Green Road, Kilcullen Drive, and Hoyle Drive. The property is currently developed as 41 condominiums (35 owners) and 53 four-family apartment buildings (21 owners) and zoned R-20. The alternate zoning of R-10 would not create a potential pattern of spot zoning, but it would result in nonconforming density for the 41 condominiums and 19 of the 53 apartment buildings.

College Park

- Individual Comment
 - Requests different zoning on the south side of Oakwood Avenue to limit residential density
 - Requests different zoning on the north side of New Bern Avenue to prohibit alcohol sales



33. College Park

A citizen requests different zoning on the southside of Oakwood Avenue to limit residential density. The same citizen requests different zoning on the north side of New Bern Avenue to prohibit alcohol sales.

The area south of Oakwood Avenue between N. Tarboro Street and Waldrop Street currently zoned R-20 is made up of 76 lots (22 vacant) and has been proposed to be rezoned to RX-3. The Alternative (R-10) option for this area would have an economic impact on the properties and would create limited potential for a pattern of spot zoning or nonconformity. There are 11 parcels that would be nonconforming in R-10:

Density nonconforming in R-10:

1316 Oakwood Avenue (>11)

1810 Oakwood Avenue (>17)

Lot size nonconforming in R-10:

1308, 1310, and 1518 (vacant) Oakwood Avenue

300 and 0 N. Tarboro Road (vacant)

321 Hill Street (vacant)

1707 Pender Street (single family house on this lot and 1709 Pender Street)

Two-family house, lot size nonconforming in R-10 or RX- and density nonconforming in R-10:

1510 Oakwood Avenue

1608 Oakwood Avenue

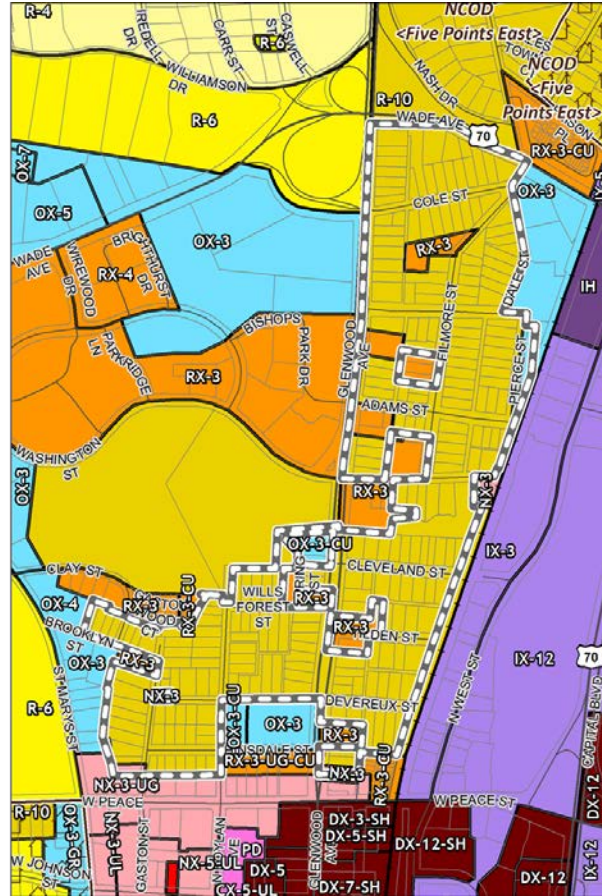
The same citizen requests different zoning on the north side of New Bern Avenue & E. Edenton Street between N. Pettigrew Street and N. Raleigh Boulevard to prohibit alcohol sales. This area comprises 20 properties, of which 17 are currently zoned Neighborhood Business; 1609, 1611, and 1617 New Bern Avenue are zoned Business. The current zoning allows freestanding retail sales. The proposed zoning is NX-3, except where established uses would be made nonconforming. In those instances, the proposed zoning is CX-3. These 5 properties include 1225 and 1245 E. Edenton Street. Both parcels are occupied by vehicle sales (major) use; the lot between them, 1241 E. Edenton Street was recommended for CX-3 for consistency. Two carwashes occupy 1501 and 1609 New Bern Avenue.

An alternative zoning that would place greater limitation on establishments that commonly sell alcohol is a base district of OX-. Applying OX- zoning to these parcels would create 9 use-based nonconformities and would have an economic impact on all 20 parcels.

Address	Use	Nonconforming in OX
10 N. Pettigrew St.	Single family residential	No
1237 E. Edenton St.	Vacant	No
1225 E. Edenton St.	Vehicle repair (major)	Yes
1241 New Bern Ave.	Vacant	No
1245 New Bern Ave.	Vehicle repair (major)	Yes
1313 New Bern Ave.	Library	No
1401 New Bern Ave.	Eating establishment	Yes
1405 New Bern Ave.	Vacant	No
1501 New Bern Ave.	Carwash	Yes
1507 New Bern Ave.	Vehicle repair (major)	Yes
1509 New Bern Ave.	Vacant	No
1515 New Bern Ave.	Funeral home	No
1601 New Bern Ave.	Retail sales	Yes
1609 New Bern Ave.	Carwash	Yes
1611 New Bern Ave.	Eating establishment	Yes
1617 New Bern Ave.	Vehicle fuel sales	Yes
6 Hill St.	Vacant	No
22 N. Carver St.	Vacant	No
26 N. Carver St.	Vacant	No
36 N. Carver St.	Vacant	No

Glenwood-Brooklyn

- Requests different zoning to limit intensity of use for parcels proposed SP R-30 to RX
- Requests SP R-30 be maintained until creation of HOD-S



34. Glenwood Brooklyn

The commentators have expressed two primary concerns related to the proposed zoning in the area. The first is a concern that the protections of Special R-30 will not be in place in the interim before the historic overlay district could be applied. The second is a concern related to the possibility of non-residential uses located within an apartment building.

The Special R-30 district contains additional development standards for buildings with three or more dwelling units. These standards include:

1. Building materials consistent with those used on the block face
2. Minimum roof pitch of 4:12
3. Specific dimensions of street-facing windows
4. Front setback related to the block face
5. Building length may not exceed 1.5 times the building height
6. Maximum 50% lot coverage
7. Landscaping required for parking lots adjacent to residential zoning and dwelling

The State law has recently changed regarding aesthetic regulations. Regulations related to building materials and design may only be contemplated in local historic districts or National Register districts. Items 1 and 3 are aesthetic regulations. The Glenwood Brooklyn area is listed on the National Register. The City Council has authorized staff to begin working with the neighborhood to explore designation as a Streetside Historic District. The application of this zoning overlay would require a certificate of appropriateness issued by the Raleigh Historic Development Commission prior to any exterior change to the street-facing façade. If the Glenwood Brooklyn neighborhood is rezoned to include the Streetside Historic District, items 1, 2, 3 and 4 would be reviewed during the certificate of Appropriateness review.

Items 4 and 7 are included in the base zoning regulations of the UDO. Item 5 is regulated in the UDO, albeit in a slightly different manner. There is no corresponding standard for item 6 in the UDO.

The alternative is to separate these parcels from Z-27B-14 and delay the application of R-10 zoning. The area would be treated as a separate case and Council action could be coordinated with the HOD-S process. Rezoning of this area could be accomplished as part of the HOD-S process, whether or not the HOD-S is ultimately applied.

The second issue is related to the ability for non-residential uses in a corner unit of an apartment building in the RX district.

Five parcels currently zoned SP R-30 are proposed for RX-3 zoning:

Address	Units	Acres /Square feet
1315 Filmore St.	8	0.65/ 28,314
1218 Glenwood Ave.	7	0.45/19,602
1114 Glenwood Ave.	2	0.20/8,712
607 Adams St.	1	0.06/2,613

Of these parcels, only 1114 Glenwood Avenue could meet the requirements necessary for non-residential use in RX- zoning and would be conforming in R-10 zoning.

There are a few options available to address the concerns raised. Alternative 1 is to rezone these properties to R-10, yielding all but one nonconforming. This would address the concern related to non-residential uses. The second alternative is a text change to modify the RX- regulations that would require a minimum building square footage to support non-residential use. This change would apply throughout the city's jurisdiction (not just in the Glenwood-Brooklyn neighborhood) and would make non-residential use of 1114 Glenwood Avenue impractical.

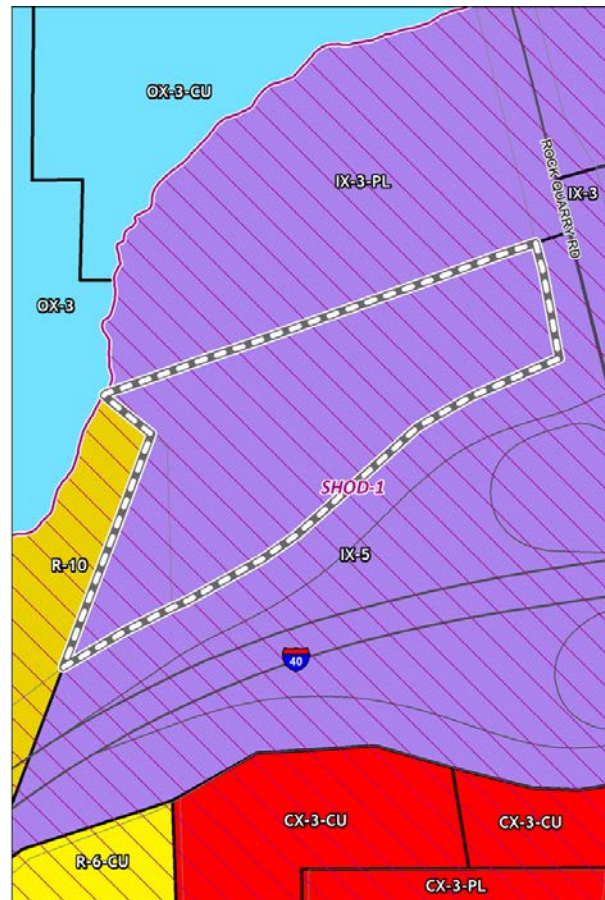
Staff has also considered an option that would amend the Detached frontage standards. These potential amendments could prohibit any non-residential use in the RX district or specify a maximum floorplate for any building in the RX district. This would require a text change to the UDO.

B. Requests for More Restrictive Zoning

1440 Rock Quarry Rd & 2003 S State St

Current	TD w/SHOD-1
Public Hearing	IX-5 w/SHOD-1
Alternative	CX-5-PL w/SHOD-1

Future Land Use	Business & Commercial Services
Urban Form	Parkway Corridor; Transit Emphasis Corridor



35. 1440 Rock Quarry Rd & 2003 S State St

This is a request submitted to Council by the property owner for more restrictive zoning. The owner requests more restrictive zoning to facilitate development of the site for use by the YMCA and affordable housing. The parcels are currently vacant; the requested zoning would not create a potential pattern of spot zoning, nor would it create any nonconformity.

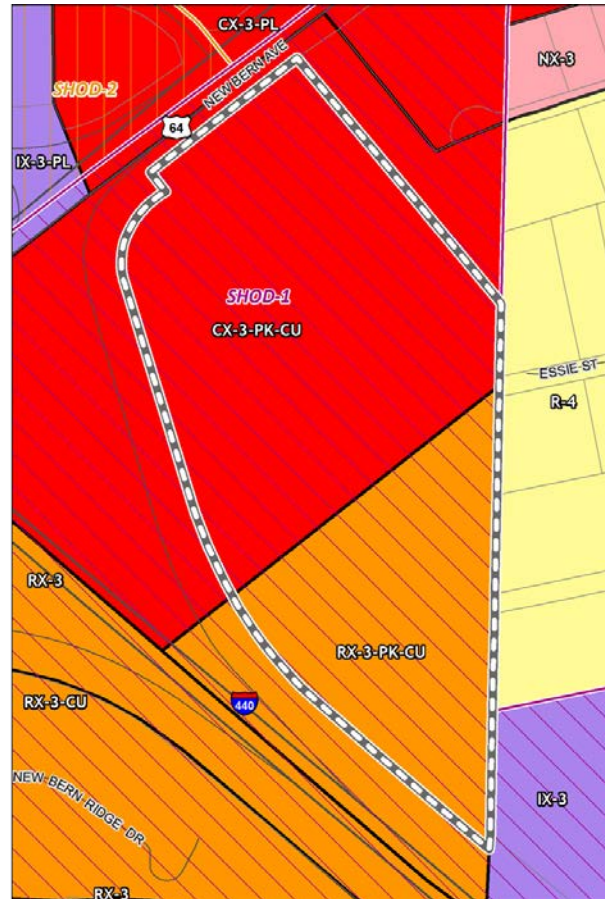
C. **Requests for Less Restrictive Zoning**

These requests are for a less restrictive zoning district than what was advertised for the July 7 & 21 Public Hearing. The question before the City Council is whether or not these items should be referred back to the Planning Commission for review and recommendation. New notification will be required for Planning Commission review, and depending on the Commission's recommendation a new Public Hearing and corresponding notification may be required.

3312 New Bern Ave

Current	CUD TD w/SHOD-1
Public Hearing	CX-3-PK-CU & RX-3-PK-CU w/SHOD-1
Alternative	CX-3-CU w/SHOD-1

Future Land Use	Office & Residential Mixed Use
Urban Form	City Growth Center; Parkway Corridor; Transit Emphasis Corridor



36. **3312 New Bern Ave**

The property owner requests CX-3-CU w/SHOD-1 zoning for the entirety of the site. The property is currently zoned CUD TD w/SHOD-1 and is undeveloped. Extensive zoning conditions that currently regulate use are proposed to remain in place, they include:

- Prohibition of uses
- Cross-access offer to 3618 New Bern Ave
- Limits residential dwelling units to 250
- Limits commercial square footage to 50,000 square feet
- Allocation covenant for residential units and commercial square footage

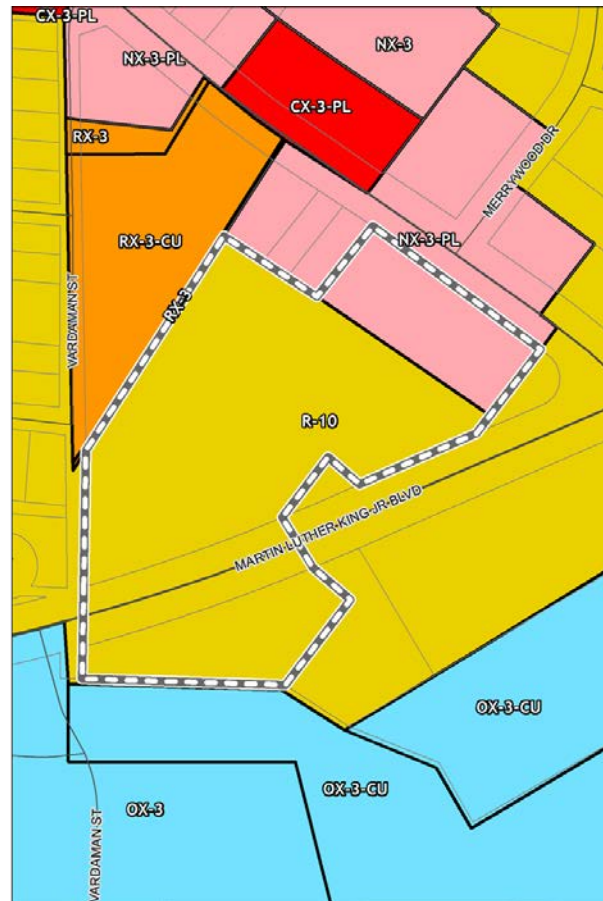
- Specifies any commercial use located within 800 feet of New Bern Avenue right-of-way
- Requires Planning Commission review and approval of any site plan that generates more than 2000 daily vehicle trips
- Requires Comprehensive Plan amendment to be initiated by the property owner

The split zoning proposed on the map was based on the zoning conditions that specify allowed uses and where these uses could be located on the property. The zoning conditions would remain in force on the property. The alternative would not create a potential pattern of spot zoning, nor would it create any non-conformity.

814 Rock Quarry Rd

Current	R-10 & NB
Public Hearing	R-10 & NX-3-PL
Alternative	NX-3

Future Land Use	Neighborhood Mixed Use
Urban Form	Transit Emphasis Corridor



37. 814 Rock Quarry Rd

The property owner requests alternate zoning of NX-3 for the entire property. The property is currently split zoned R-10 and NB. A large area of the property is vacant (including the acreage south of Martin Luther King, Jr. Blvd) but the area closest to Rock Quarry Road is used for vehicle fuel sales and a multi-tenant commercial building. One of the tenants of the commercial building is a pawnshop, an illegal use and nonconformity in NB and NX. The alternative would not create any additional non-

conformity, but it could create a potential pattern of spot zoning. Surrounding commercial parcels are recommended for Parking Limited (PL) frontage.

D. Potential Text Changes to the Unified Development Ordinance

38. UDO Refinements

Council Member Stephenson submitted comments during a work session in August. Most of these comments are related to refinements to the text in the Unified Development Ordinance. One of the comments suggests a new zoning district that could then be mapped in locations near residential neighborhoods. The suggested refinements include:

- a. Remap neighborhood edges to UDO zoning districts that will not expand neighborhood-impactful uses or promote redevelopment
- b. Create new mixed-use buffer district limited to low-impact, neighborhood supportive office, retail and residential uses
- c. Transitions for low-density dwellings, as in old code
- d. Transitions for low-density dwellings on non-residentially zoned lots, as in old code
- e. Revisit Neighborhood Transition requirements to permit small-scale compatible development
- f. Apply Frontages in a coordinated fashion along streets
- g. Revise UDO parking reduction rule
- h. Text change to allow zoning conditions that prohibit connectivity
- i. Retain Table LU-2
- j. Interpretation of LU-2 based on context and policies
- k. Reduce conflicts between Neighborhood Transition requirements and LU-2

In addition, 6 citizen comments from the Public Hearing relate to these suggestions. Council Member Stephenson's white paper and a memo from Ken Bowers are attached.

E. Public Hearing Comments Unrelated to Citywide Rezoning

39. Public Hearing Comments Unrelated to Citywide Rezoning

Staff has identified 83 items delivered during the public hearing as unrelated to the citywide rezoning; they are included as part of the background information for this work session. Staff proposes no change to the proposed zoning map in response to these comments. Unless otherwise directed by Council, staff proposes no additional follow up for these comments.

F. Summary of Options for Council Consideration

Item	Public Hearing Comment	Area / Property	Current Zoning	Public Hearing Zoning	Option 1	Option 2
32	PH-042	4551 Brockton	R-10 & R-15	RX-3	R-10	
		4505 Hoyle	CUD R-15	RX-3-CU	R-10	
		Millbrook Village	R-20	RX-3	R-10	
33	PH-043	Oakwood Ave, College Park	R-20	RX-3	R-10	
		New Bern Ave, College Park	NB BUS	NX-3-UL CX-3-PL	OX-3-UL	
34	PH-044 PH-045 PH-046 PH-047	Glenwood Brooklyn	SP R-30	RX-3	R-10	Text Change
			SP R-30	R-10	Separate from Z-27B-14	
35	PH-048	1440 Rock Quarry Rd & 2003 S State St	TD w/SHOD-1	IX-5 w/SHOD-1	CX-5-PL w/SHOD-1	
36	PH-049	3312 New Bern Ave	CUD TD w/SHOD-1	CX-3-PK-CU, RX-3-PK-CU w/SHOD-1	CX-3-CU w/SHOD-1	
37	PH-050	814 Rock Quarry Rd	R-10 & NB	R-10 & NX-3-PL	NX-3	
38	PH-051 PH-052 PH-053 PH-054 PH-055 PH-056	UDO Refinements	N/A	N/A	Map revisions and/or Text Changes	
39	PH-057 thru PH-139	Not Map Related Comments	N/A	N/A	No Further Action	



City of Raleigh North Carolina

To: Mayor McFarlane
Members of the City Council

From: Ken Bowers, AICP

Date: October 9, 2015

Re: Council Member Stephenson Proposed UDO Refinements

This memo provides an initial staff elaboration on the 11 refinements to the UDO text and UDO remapping proposed by Council Member Stephenson. The purpose is to outline in general terms how each item might be addressed or implemented. Staff will await specific direction from the City Council prior to developing any detailed text or map amendments.

- *Item 1: Remap neighborhood edge conditions to UDO zoning districts that will not expand neighborhood-impactful uses or promote redevelopment, unless requested by the adjacent neighborhood(s)*

An “edge condition” exists wherever a neighborhood zoned R-10 or below abuts a mixed-use or industrial district permitting neighborhood-impactful uses (for the purposes of this memo, NX, CX, IX, DX and IH). Such edge conditions are very common in the City of Raleigh.

Nearly all of these edge conditions predate the UDO remapping, only with Part 10 districts such as NB, SC, TD, IND-1, and IND-2. The exceptions are edge areas currently zoned Buffer Commercial or Residential Business. These two districts are very limited in extent on the current map. All BC areas were recently reviewed by the Planning Commission, and RB areas are on the agenda for the Council to review at a future work session.

Where edge conditions exist, districts limiting bars, restaurant, and retail (such as OX and RX) could be substituted. However, in many cases these would be downzonings from current entitlements, and may result in nonconformities.

If the intent is to only address issues related to an increase in intensity at a neighborhood edge, then the issue is mostly confined to areas currently zoned BC or RB. Many if not most of these areas could be addressed by substituting RX or OX zoning for NX, CX or DX zoning.

- *Item 2: Create a new mixed-use buffer district that is limited to low-impact, neighborhood-supportive office, retail and residential uses. Apply it at neighborhood edges. Amend Comprehensive Plan use categories as required.*

All mixed-use districts in the UDO have essentially the same bulk standards but differ in terms of permitted uses and use standards (in addition, NX has a maximum tract size of 10 acres). A new, lower intensity mixed use district has been proposed by several parties. In conversation with CM Stephenson, such a district might differ from NX and CX in the following ways:

- Prohibition of certain uses, such as bars and nightclubs, vehicle fuel sales, and vehicle repair.
- Prohibition of drive-through windows.
- Limitation on hours of operation for uses that serve as gathering places such as restaurants, cafes, and hookah bars.
- A cap on trip generation, although upon further discussion this would be difficult to implement.

CM Stephenson did not suggest that uses be capped to a certain maximum size. However, staff notes that unless size is capped, large-scale retail uses could be developed in this district.

- *Item 3: Reinstate transitions for low-density dwelling types as provided under the current code.*
- *Item 4: Reinstate transitions for low-density dwellings on non-residentially zoned lots, as provided under the current code.*

Under the Part 10 code, transitional protective yards (TPYs) were required of higher-intensity uses whenever such uses were developed adjacent to lower-intensity uses, even if those lower-intensity uses were in the same or a similar zoning district. The UDO removed TPY standards for low-density residential uses if located in a mixed-use zoning district, but created stronger Neighborhood Transition standards for developments in mixed-use districts adjoining residential zoning districts. The Neighborhood Transition standards apply to residential uses in districts R-6 and below, and to Detached and Attached dwellings in R-10 districts. They were developed through a series of public workshops on transitions held in the summer of 2010.

The decision to pursue this change was made early in the UDO process as part of the original Diagnostic and Coding Approach report, as the consultant team felt that the TPY regulations were an impediment to developing walkable mixed-use areas. As noted on Page 12 of that report, “Another impediment to mixed use in the current regulations are the transitional protective yard requirements that force potentially compatible uses to buffer and separate from one another. Many buffers are so large that they discourage pedestrian connectivity between compatible uses.” Later on Page 106, in describing how a Comprehensive Plan action item on transitions would be addressed, the report states “Raleigh’s current regulations apply transitional protective yards based on the proposed use. The UDO will consider buffers between zoning districts instead.”

Although the Part 10 code could require TPYs even between multifamily uses of differing density, staff's understanding is that CM Stephenson's proposal would only reinstate these protective yards for residential uses developed at less than 7 units per acre. Alternately, TPY's could be provided for selected building types, such as attached and detached houses, which is more in keeping with the approach used in the UDO.

Two additional questions would need to be answered before finalizing any text change:

1. The TPY types in the UDO are somewhat different than in the Part 10 code—would the old TPYs need to be resurrected, or would the UDO TPYs in Chapter 7 suffice?
2. Where mixed-use districts adjoin a residential district, would the new UDO transition standards continue to apply, or would this be a replacement for UDO Neighborhood Transitions?

■ *Item 5: Re-evaluate the UDO's 50 foot no-build transition zone (Zone A & B) to permit smaller-scaled, compatible development.*

This idea came out of a discussion of transitions across an intervening alley raised by residents of Cameron Park. A text change to address alley transitions will be presented at public hearing on November 3rd. This proposal would allow a reduction in Zones A & B of the transition yard, if the mixed use property was adjacent to a public alley. Such alley could already exist, as in Cameron Park, or it could be a new alley constructed as part of a development project.

The request from Cameron Park was slightly different. Their proposal would permit a townhouse building in transition Zones A & B. Compatible uses might be Attached, Detached, and Townhouse buildings constructed as high as three stories and 40 feet (so as to allow two stories over parking). This proposal would provide a new option for making a neighborhood transition, and could increase the development yield for some sites. If so, it may also incentivize the creation of new alleys.

Because this idea represents a major change in how neighborhood transitions are handled, staff suggests that the City Council may wish to consider this proposal through a separate process that allows for more focused public input. Comprehensive Planning Committee might be one venue for vetting this concept before proceeding with a text change. Regardless of whether such a text change is authorized, it should not have implications for the UDO Remapping, as it would apply to all the Mixed-Use Districts (except OP and IX, which do not permit the appropriate building types).

■ *Item 6: Ensure that Frontages along streets are applied in a coordinated fashion, and not just to obtain parking reductions.*

In drawing the draft UDO map, staff used the adopted Urban Form Map as guidance and attempted to apply a uniform approach, although sites with unusual shapes and topography were taken into account. Going forward, staff agrees that this should be an important principle guiding the rezoning process.

■ *Item 7: Revise the UDO parking reduction rule.*

The parking standards of the Pedestrian Business Overlay District were brought forward in the UDO and made available to properties mapped with an Urban Frontage. These standards have worked well where applied in the past to condominium and apartment developments in areas such as downtown, Glenwood South, and Cameron Village. However, the rise of new student housing prototypes that have units with four bedrooms and bathrooms but a common kitchen have raised the issue that these developments could be under-parked, as each unit can have as few as one parking space and as many as four unrelated occupants. The impact would be spillover parking from tenants onto adjacent residential streets. The proposal is to tie the parking standard to the number of bedrooms rather than to units.

Since the same standards apply to student housing as to other forms of multifamily, and because the current standard has worked well when applied in to urban apartment buildings, staff recommends that prior to changing the regulation, a study of existing buildings be undertaken to determine the relationship of parking spaces to bedrooms. The purpose would be to ensure that if the standard is tightened, it does not render these buildings non-conforming, or prohibit the future construction of such buildings.

■ *Item 9: Retain Table LU–2’s neighborhood transition heights and associated neighborhood transition text.*

Although an item is pending in Planning Commission, no amendment to the Comprehensive Plan revising Table LU–2 has been authorized by the City Council to move forward through the process.

■ *Item 10: When interpreting the Comp Plan’s Table LU–2 of recommended building heights, staff should determine appropriate heights and height transitions based on actual context, weighing all applicable policies equally.*

Staff believes that there are some competing objectives in the Comprehensive Plan between transit-supportive development and edge areas, and suggests that at some point an amendment should be pursued to clarify priorities.

■ *Item 11: Harmonize UDO transition regulations band the Comp Plan’s Table LU–2 Edge transition guidance to reduce conflicts between the two.*

Staff suggests addressing Items 10 and 11 at the same time through a Comprehensive Plan amendment.

The creation and adoption of the UDO has been a massive, once-in-a-lifetime task. Our Planning Staff has performed this task valiantly, in triage mode for the last several years. Now we are at the point where the public has been asked to comment, and has responded to this uniquely complex set of changes. Based on my close study of the UDO and conversations with staff and citizens around the city, below are several suggestions for UDO and Comprehensive Plan refinements intended to bring the UDO into closer alignment with citizen's wishes and with policies based on the Comprehensive Plan's Vision Theme #6:

"Growing Successful Neighborhoods and Communities -- Growth and new development will be accommodated within Raleigh through creative solutions that conserve our unique neighborhoods while allowing for growth and expanding our local businesses. The City will have healthy and safe older neighborhoods that are conserved and enhanced through careful infill development that complements existing character ..."

UDO Remapping

Issue:

- Oakwood, Boylan Heights, South Park, College Park and other older and neighborhoods have edges where low-density residential uses on commercial or high-density residential zoned lots have intermixed over time. These neighborhoods have expressed concerns that the UDO Remap will replace their existing edges with UDO districts permitting much higher intensity uses, such as bars, nightclubs and other alcohol-serving businesses, along with larger apartments and office buildings with smaller setbacks. The increased development opportunities are intended to promote redevelopment and intensification at neighborhood edges. Frank Harmon, one of the triangle's most distinguished urbanists summed up the neighbors' concerns this way: *"A lot of us think the kind of variety now existing on the edge [of our neighborhoods] is healthy in the urban scheme of things ... The older grain of the city is being smoothed out in favor of mixed use."*

Refinements:

1. Remap neighborhood edge conditions to UDO zoning districts that will not expand neighborhood-impactful uses or promote redevelopment, unless requested by the adjacent neighborhood(s).
2. Create a new mixed-use buffer district that is limited to low-impact, neighborhood-supportive office, retail and residential uses. Apply it at neighborhood edges. Amend Comprehensive Plan use categories as required.

This district would reinstate buffer districts such as BC (Buffer Commercial) and RB (Residential Business) that were removed in the UDO. The lack of a low-intensity buffer district in the UDO has meant that many of the low-intensity buffer conditions have been moved to either OX or RX, which are more restrictive in terms of retail uses, or NX which is far more permissive in terms of retail uses.

A GIS analysis of low-density residential uses on UDO mixed use lots may help distinguish between areas where redevelopment versus neighborhood preservation is appropriate.

A GIS analysis of locations where NX zoning is adjacent to low-density neighborhoods may help identify parcels where NX zoning is inappropriate.

UDO Transitions

Issue:

- UDO regulations providing transition zones between higher intensity mixed-use redevelopments and residential areas are inadequate.

Refinements:

3. Reinstall transitions for low-density dwelling types as provided under the current code
4. Reinstall transitions for low-density dwellings on non-residentially zoned lots, as provided under the current code (See attached Part 10 Code 10-2082.9 Transitional Protective Yard Matrix)
5. Re-evaluate the UDO's 50 ft no-build transition zone to permit smaller scaled, compatible development. [Cameron park neighbors and adjacent developers have proposed this change]

UDO Parking Rules

Issue:

- To encourage urban form and reduced automobile use, the UDO allows a reduction in required off-street parking for developments that apply an 'Urban Frontage' which require buildings to be closer to the street. In early UDO zoning cases, Urban Frontages have been proposed without regard to coordinated streetscapes, in order to gain significant parking reductions. In areas where neighborhoods already experience overflow parking from retail and apartment developments, there has been resistance to granting parking reductions.

Refinements:

6. Ensure that Frontages along streets are applied in a coordinated fashion, and not just to obtain parking reductions.
7. Revise the UDO parking reduction rule. The standard UDO rule for off-street parking requires generally a minimum of 1 space per bedroom. The current UDO parking reduction rule requires only 1 space per unit (regardless of the number of bedrooms, up to four per unit). The revised UDO parking reduction would require something closer to 1/2 space per bedroom - a 50% reduction from the standard requirement.

Managing Auto Impacts

Issue:

- Under the UDO, Council may not consider zoning conditions that will determine how the traffic impacts of a development proposal will be borne by the surrounding community. This makes it impossible for Council to take actual site conditions into consideration and use their judgment as elected representatives to mitigate traffic impacts on the surrounding community.

Refinements:

8. Per unanimous Council vote on April 7th, staff should prepare a UDO rule change (staff Option 1) allowing Council to accept zoning conditions governing site access and street connections.

Comprehensive Plan Policies

Issues:

- In evaluating zoning cases for consistency with adopted Comprehensive Plan policies governing economic development and neighborhood preservation, staff has given greater weight to development over neighborhoods. Staff has recommended modifying Table LU-2 to eliminate neighborhood transition heights and associated neighborhood transition text, substituting less protective language. (See p.2 of Staff Memo dated 20 November 2014)

Refinements:

9. Retain Table LU-2's neighborhood transition heights and associated neighborhood transition text.
10. When interpreting the Comp Plan's Table LU-2 of recommended building heights, staff's should determine appropriate heights and height transitions based on actual context, weighing all applicable policies equally.
11. Harmonize UDO Transition regulations and Comp Plan's Table LU-2 Edge transition guidance to reduce conflicts between the two.

From: Essick, Chad W. <CEssick@poynerspruill.com>
Sent: Friday, September 04, 2015 1:18 PM
To: Mary-Ann Baldwin; Weeks, Eugene
Cc: Crane, Travis; Bowers, Kenneth; Brown, David
Subject: 1440 Rock Quarry Road and 2003 S. State Street - YMCA of the Triangle Area, Inc.

Councilors Baldwin and Weeks,

Thank you for taking the time to meet with me yesterday concerning the YMCA's anticipated project in Southeast Raleigh. As we discussed, the YMCA currently has 3 parcels under contract along Rock Quarry Road near its intersection with I-440 and is planning to develop the site for not only a YMCA, but are working to line up educational, affordable housing and healthcare partners for development of the site. The YMCA is also looking at ways to address the food and nutritional needs of the citizens in Southeast Raleigh as a part of the development. Two of the parcels, **1440 Rock Quarry Road and 2003 S. State Street**, are currently zoned Thoroughfare District (TD) which is the City's most permissive zoning district under the old zoning code. These two properties are currently proposed to be re-mapped to IX-5. The IX zoning district, however, would significantly limit the YMCA's plan to develop (in conjunction with a housing partner) affordable housing on these two properties. Therefore, the YMCA is respectfully asking that the City Council consider re-mapping these two parcels to **CX-5-PL** in order to accommodate the plan for affordable housing and make the frontage consistent with the parcel at 1436 Rock Quarry Road (also under contract with the YMCA).

As discussed with Travis at our meeting, this change from IX to CX would be considered "more restrictive." While it would allow additional residential options to accommodate the anticipated affordable housing component, it would remove certain intense industrial uses allowed under the proposed IX base district. The properties would continue to be subject to the SHOD-1 overlay district which would require a 50 foot undisturbed buffer along the side adjoining I-440. I, on behalf of the YMCA, have discussed this proposed change with the current property owner, Mayberry Investments, LLC, and the property owner is supportive of this requested change.

In summary, the YMCA respectfully asks that the City Council re-map the properties located at **1440 Rock Quarry Road and 2003 S. State Street** from Thoroughfare District (TD) to **CX-5-PL**. Please let me know if you have any questions or need additional information.

Thanks in advance for your consideration of this request.

Best, Chad

Chad W. Essick | Partner

Poyner Spruill^{LLP}
ATTORNEYS AT LAW

301 Fayetteville Street, Suite 1900, Raleigh, NC 27601

PO Box 1801, Raleigh NC 27602-1801

D: 919 783 2896 | **M:** 919 413 0556

cessick@poynerspruill.com | www.poynerspruill.com





Michael Birch | Attorney
630 Davis Drive, Suite 200
Morrisville, NC 27560

919-590-0388
mbirch@morningstarlawgroup.com
www.morningstarlawgroup.com

February 6, 2015

Mr. Steve Schuster, Chairman
City of Raleigh Planning Commission
Department of City Planning & Development
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: 3312 New Bern Avenue (1724-44-7360) (the "Property")

Dear Mr. Schuster:

On behalf of the owner of the Property, we are submitting this letter for reconsideration of the remapping designation for the Property. The Property is currently zoned Thoroughfare District CUD with SHOD-1. The City is proposing to rezone the Property to a combination of CX-3-PK-CU and RX-3-PK-CU. We respectfully request the City remap the entire property to CX-3-CU without a frontage designation for the following reasons:

- The property currently has one base zoning district and is not split-zoned. Applying two zoning districts to it could impair its development. One of the goals of the remapping is to eliminate split-zoned properties.
- The conditions do include a limitation on commercial uses on a portion of the property. However, the conditions allow office and other uses not permitted in the RX district. Therefore, if the RX district is placed on the Property, it would eliminate certain uses currently allowed. The CX district would allow all of the uses currently allowed on the Property.
- The Parkway frontage designation is not being recommended for surrounding properties. Further, the Parkway designation would require a pedestrian connection to the primary public right of way, which would be very difficult on this Property. Finally, the SHOD 1 will remain in place on the property so that visual protection remains intact.

We respectfully request that you direct this matter to staff so that they can bring it forward to Planning Commission on the remapping.

Please feel free to call me should you have any questions or comments.

Sincerely,

Mack Paul

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-042	7/7/2015	Rocco Piserchia	Walden Woods	Walden Woods resident. Opposes adjacent zoning of higher density, implying population density will decrease property values.	R-6	R-6	Low Density Residential
PH-043	7/7/2015	Octavia Rainey	East College Park (Oakwood Ave/Heck to Pender / Bishop to Waldrop / Dead end of Maple St)	Opposes the rezoning of commercial properties in the area of East College Park. Specifically, CX & NX zoning in historically black areas.	R-20, NB	RX-3, NX-3, CX-3	Medium Density Residential; Neighborhood Mixed Use
PH-044	7/7/2015	Bob Fesmire	1302 Filmore St	Glenwood-Brooklyn; thanking council for initiating process for HOD-S; Requests we keep SP R-30 in place until HOD-S can be applied.	SP R-30	R-10	Moderate Density Residential
PH-045	7/21/2015	Jeannine Grissom	715 Gaston St.	Glenwood-Brooklyn: In 40's City rezoned older neighborhoods to R-30 for row houses...in 60's pockets began developing into rooming houses & multi-units...people were unwilling to invest in neighborhood because of unpredictability; SP R-30 in the 80s helped remedy that; Concerned mixed-use zoning is going to destroy older neighborhoods.	SP R-30	R-10	Moderate Density Residential
PH-046	7/21/2015	Annette Byrd	Glenwood Brooklyn Neighborhood	Glenwood-Brooklyn: Recognizing that the City has initiated HOD-S application, requesting deferral of area until HOD-S is implemented; already seeing attempts in neighborhood for lots selling for redevelopment.	SP R-30	R-10	Moderate Density Residential
PH-047	7/21/2015	Phil Poe	General Concerns	Expressed concerns about "District skipping" or the need to provide an orderly transition (R-4 -> OX -> NX)...not transitioning with lowest intensity zoning districts. Questioned validity of remapping of bars to CX if NX now allows it.	N/A	N/A	N/A

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-048	Council Referral; 9/8/2015	Baldwin / Weeks	1440 Rock Quarry Rd & 2003 S State St	<p>I thank you for taking the time to meet with me yesterday concerning the YMCA's anticipated project in Southeast Raleigh. As we discussed, the YMCA currently has 3 parcels under contract along Rock Quarry Road near its intersection with I-440 and is planning to develop the site for not only a YMCA, but are working to line up educational, affordable housing and healthcare partners for development of the site. The YMCA is also looking at ways to address the food and nutritional needs of the citizens in Southeast Raleigh as a part of the development. Two of the parcels, 1440 Rock Quarry Road and 2003 S. State Street, are currently zoned Thoroughfare District (TD) which is the City's most permissive zoning district under the old zoning code. These two properties are currently proposed to be re-mapped to IX-5. The IX zoning district, however, would significantly limit the YMCA's plan to develop (in conjunction with a housing partner) affordable housing on these two properties. Therefore, the YMCA is respectfully asking that the City Council consider re-mapping these two parcels to CX-5-PL in order to accommodate the plan for affordable housing and make the frontage consistent with the parcel at 1436 Rock Quarry Road (also under contract with the YMCA).</p> <p>As discussed with Travis at our meeting, this change from IX to CX would be considered "more restrictive." While it would allow additional residential options to accommodate the anticipated affordable housing component, it would remove certain intense industrial uses allowed under the proposed IX base district. The properties would continue to be subject to the SHOD-1 overlay district which would require a 50 foot undisturbed buffer along the side adjoining I-440. I, on behalf of the YMCA, have discussed this proposed change with the current property owner, Mayberry Investments, LLC, and the property owner is supportive of this requested change.</p> <p>In summary, the YMCA respectfully asks that the City Council re-map the properties located at 1440 Rock Quarry Road and 2003 S. State Street from Thoroughfare District</p>	TD w/SHOD-1	IX-5 w/SHOD-1	Business & Commercial Services
PH-049	Council Referral; 9/8/2015	Stephenson (for Mack Paul)	3312 New Bern Ave	<p>On behalf of the owner of the Property, we are submitting this letter for reconsideration of the remapping designation for the Property. The Property is currently zoned Thoroughfare District CUD with SHOD-1. The City is proposing to rezone the Property to a combination of CX-3-PK-CU and RX-3-PK-CU. We respectfully request the City remap the entire property to CX-3-CU without a frontage designation for the following reasons:</p> <ul style="list-style-type: none"> • The property currently has one base zoning district and is not split-zoned. Applying two zoning districts to it could impair its development. One of the goals of the remapping is to eliminate split-zoned properties. • The conditions do include a limitation on commercial uses on a portion of the property. However, the conditions allow office and other uses not permitted in the RX district. Therefore, if the RX district is placed on the Property, it would eliminate certain uses currently allowed. The CX district would allow all of the uses currently allowed on the Property. • The Parkway frontage designation is not being recommended for surrounding properties. Further, the Parkway designation would require a pedestrian connection to the primary public right of way, which would be very difficult on this Property. Finally, the SHOD 1 will remain in place on the property so that visual protection remains intact. 	CUD TD w/SHOD-1	CX-3-PK-CU & RX-3-PK-CU w/SHOD-1	Office & Residential Mixed Use

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-050	Council Referral; 9/8/2015	Weeks (for Exum)	814 Rock Quarry Rd	Request for NX for entirety	R-10 & NB	R-10 & NX-3-PL	Neighborhood Mixed Use
PH-051	Council Referral; 9/8/2015	Stephenson		0 UDO Refinements	0	0	0
PH-052	7/7/2015	Paula Huot	534 E Jones St	Concerned about commercial zoning around Oakwood; NX allowance for bars & nightclubs; Requests set aside changes for Oakwood.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
PH-053	7/7/2015	Matthew Brown	601 E Lane St	Introduced as Community Dev Chair for Society of Preservation of Oakwood, Raleigh's oldest neighborhood; Proposed zoning threatens Oakwood with bars, nightclubs, & unlimited retail / increased height; Requests that new zoning be equivalent to existing and not done as part of remapping.	R-10 w/HOD-G	R-10 w/HOD-G	Moderate Density Residential
PH-054	7/21/2015	Connie Crumpler (for Carole Meyer)	General Concerns	First Vice Chair of RCAC; Connie Crumpler; NX zoning too intense...should be revised for smaller neighborhood scale; Concerned about removal of neighborhood transition rules that provide 100 to 150 feet of protection (brought forward by Grow Raleigh Great)	NB	NX-3	Neighborhood Mixed Use
PH-055	7/21/2015	Katherine Effie Frankos	General Concerns	Concerned about impact of bars near neighborhoods; Requests we back off on rezoning and plan in a way that people can know more.	R-10	R-10	Office and Residential Mixed
PH-056	7/21/2015	Donna Bailey	General Concerns	Speaking as Chair of the Wade CAC; NX zoning district does not do enough to protect neighborhoods; we need a new buffer commercial district like the one that currently exists; reminds that major component of 2030 Comp Plan is the protection of neighborhoods.	N/A	N/A	N/A

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-057	7/7/2015	John Sammerson	2421 Kirk Ave	Expressed concerns about 15 units being added to subdivision. Owns 4 lots in the subdivision. Referred to lots of low income housing in the area.	R-10 w/SRPOD	R-10 w/SRPOD	Office and Residential Mixed Use
PH-058	7/7/2015	Beverly Marriott	607 Ashford St	Thought notification and education process for the rezoning had been strained and that public hearing signs weren't well-located. Requesting we slow down zoning; concerned about commercial zoning creep into neighborhoods; recommends Form-based zoning for compatibility.	R-6	R-6	Low Density Residential
PH-059	7/7/2015	Veronica Scott	812 East Davie St.	Mentioned notice received late. Concerned about impacts to property value and potential for redevelopment.	R-20	R-10	Moderate Density Residential
PH-060	7/7/2015	James Fullwood	North College Park	North College Park, adjacent to Wake Tech & 5401; expressed a need for sidewalks on Perry Creek & 401; Noted that Duke Energy is cutting down Oak trees in the area.	R-10, R-15 & O&I-1 w/SHOD-3	R-10	Moderate Density Residential
PH-061	7/7/2015	Faye Reese (Isabel Mattox representing)	704 Glenwood Ave	Voicing support to maintain recommended NX-3 zoning.	SP R-30	NX-3	Moderate Density Residential
PH-062	7/7/2015	Pam Stevens	General Concerns	Wake County Taxpayers Association; Global initiative being pushed on people (Agenda 21); Stop attacking private property rights (See flier handouts)	N/A	N/A	N/A
PH-063	7/7/2015	Albert Crenshaw	Woods Pl	Wants zoning in Method to stay the same.	R-4 w/SRPOD	R-4 w/SRPOD	Low Density Residential
PH-064	7/7/2015	John Goode	3023 Woods Pl	Protect Method neighborhood.	R-4 w/SRPOD	R-4 w/SRPOD	Low Density Residential
PH-065	7/7/2015	Wayne Johnson	714 Atwater St	Oppose changes in Method; don't need more apartments in the area.	R-4 w/SRPOD	R-4 w/SRPOD	Low Density Residential
PH-066	7/7/2015	George Sharpley	General Concerns	Wake County Taxpayers Association; presented a resolution opposing United Development Ordinance.	N/A	N/A	N/A
PH-067	7/7/2015	Rhonda Rich	General Concerns	Confused by new UDO and wants it fixed before we go too far. Expressed concern that the UDO was too broad.	N/A	N/A	N/A
PH-068	7/7/2015	Ed Jones	5705 Chapel Hill Rd	Chairman of Wake County Taxpayers Association; Stated the Public Hearing letter is confusing and the distinction between Remapping & Rezoning not clear.	IND-1	IX-3-PL	Medium Density Residential
PH-069	7/7/2015	Rev Perry Crutchfield	2527 Poole Rd	Minister on Poole Rd corridor; Questioned whether the City has some windfall profit from this rezoning? Will we increase taxes to repay ourselves for taking property?	R-6-CU	R-6-CU	Low Density Residential
PH-070	7/7/2015	Bill Padgett	1213 Dixie Trail	Citizens don't have the knowledge to navigate the information; passion for neighborhoods drive them; developers have representatives to help them; give the citizens some coaches.	R-4	R-4	Low Density Residential
PH-071	7/21/2015	Yonatan Neal	Citywide	Read a passage from Isaiah in the Bible.	N/A	N/A	N/A
PH-072	7/21/2015	Gene Alston	General Concerns	Requests we put this back until everyone knows how it will affect them...in a 5-10 year term. Expressed that they thought a rezoning could mean a sidewalk, or knocking down trees... wants us to let know what's happening.	N/A	N/A	N/A
PH-073	7/21/2015	Sylvia Wiggins	623 Rock Quarry Rd.	Opposing changes. Expressed that communication wasn't clear because it's not being spelled out in layman's terms. Thinks it's not ready & may destroy the fabric of neighborhoods. Additionally expressed that the people need to be able to talk to their Mayor...not just staff.	NB	CX-3-PL	Neighborhood Mixed Use

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-074	7/21/2015	Heather Richardson	General Concerns	Resident of Quarry Hills community; Wants us to preserve their community so they do not get relocated and lose homes & businesses; Questioned whether the rezoning is benefitting the City financially and not the people in the community.	R-10	R-10	Moderate Density Residential
PH-075	7/21/2015	Endia Basden	521 Bart St	Mother of Endia Basden (Wanda) appeared on behalf...area of Roberts Park; Concerned rezoning will have a devastating impact on residents of the area for taxes; Thought City should pay those increased taxes; Thought mixed and residential shouldn't be combined.	R-10	R-10	Low Density Residential
PH-076	7/21/2015	Muriel Dunn	713 S. State St.	Wonders how rezoning will affect her; tall buildings are hard to look at & downtown's getting too close; Expressed difficulty understanding the rezoning.	R-20	R-10	Moderate Density Residential
PH-077	7/21/2015	Mischelle Corbin	315 & 321 Hoke St & 1200 Hardimont Rd	Expressed that did not receive postcards for any property...so had no opportunity to comment. Concerned that the City is dismantling historically African-American communities (Southpark). Thought mixed use is overused and is too subjective.	R-20 w/NCOD	R-10 w/NCOD	Low Density Residential
PH-078	7/21/2015	Phillip Carver	5401-1/2 Rock Quarry Rd.	Voiced concerns about illegal water reclamation facility of City and easements over property; Barwell waste facility "owned by Council members" dumping on low-income people; Asked what jurisdiction we have to take his land.	R-4	R-4	Moderate Density Residential
PH-079	7/21/2015	Patricia Ann Smith	321 South Haywood St.	Concerns over increasing taxes and keeping up on a fixed income.	R-20	R-10	Moderate Density Residential
PH-080	7/21/2015	Myrtle Walker	211 Maple St.	Expressed fears of being forced to move after 20 years.	R-10	R-10	Moderate Density Residential
PH-081	7/21/2015	Shirley Brett	5413 Opal Falls Circle	Concerned that rezoning all at once will lead to environmental issues. Animal relocation...flooding potential...concerns about growth in environmentally sensitive areas.	R-4	R-4	Low Density Residential
PH-082	7/21/2015	Marian Rowland	3230 Tryon Rd.	Not compensated when Tryon Road was widened years ago; against rezoning and afraid of what might happen as a result; didn't like the wording of the public hearing notification letter.	R-10 w/SRPOD	R-10 w/SRPOD	Moderate Density Residential
PH-083	7/21/2015	James Milton Hines	8009 Duck Creek Dr.	Resident of Riverside Neighborhood; would like to compliment the Council for services; hope they will be more accountable & trustworthy to Wake County residents; opposed to urgent implementation of UDO.	CUD TD	R-6	Low Density Residential
PH-084	7/21/2015	Elroy Seegars	8008 Duck Creek Dr.	Worried about air quality issues if thoroughfare through neighborhood; Requests we make Duck Creek a permanent dead end.	CUD TD	R-6	Low Density Residential
PH-085	7/21/2015	Russell Capps	Citywide	Expressed that property owners are concerned about fell swoop rezoning of 30% of the City; many frustrated that they did not know how this rezoning might affect their livelihood; Concerned about rising taxes and negative impacts of sustainable development.	N/A	N/A	N/A
PH-086	7/21/2015	Stephanie McDade	7813 Stephanie Ln	Off Six Forks Rd in N Raleigh; Needed more explanation of the rezoning.	R-10	R-10	Moderate Density Residential
PH-087	7/21/2015	Russell Sanders	602 S. Saunders St.	On behalf of Union Baptist Church; please don't bother the land at 602 S. Saunders St in case they need to add on to the church.	NB	NX-3-UL	Moderate Density Residential

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-088	7/21/2015	Tom Worth, Jr. (for Rogers Realty & Ins)	5000 Raleigh Beach Rd. et al.	Deemed no need to request any changes of these properties.	R-4 w/PDD	PD	Moderate Density Residential
PH-089	7/21/2015	Rev Isaiah Green, Jr.	2600 Holiday Dr	Concerns about New Hope Rd/Rock Quarry /Barwell/Poole (Olde Towne); problem with roads in the area; concerned about rezoning of the area & previous dynamiting of site without signage.	R-4	R-4	Low Density Residential
PH-090	7/21/2015	Anthony Pecoraro	General Concerns	Expressed that zoning is taking of rights; gave example of an R-4 neighborhood rezoning to R-30.	N/A	N/A	N/A
PH-091	7/21/2015	David Hickman	5007 Field and Stream Rd	Received no notice [not within affected areas]...shouldn't be in hands of unelected planners to make these decisions; Requested "no zoning without neighbors having input" & stated "I'm opposed to UDO"	R-4	R-4	Low Density Residential
PH-092	7/21/2015	Dick Hilliard	General Concerns	Expressed that UDO takes away constitutional rights; Asked we redo this and come out and talk to people.	N/A	N/A	N/A
PH-093	7/21/2015	Wynne Coleman	General Concerns	Bewilderment of citizens with development codes; talk of sustainability mission alignment with UN agenda.	N/A	N/A	N/A
PH-094	Signed Up - Didn't Speak	Ishan Raval		0 Did not speak	N/A	N/A	N/A
PH-095	Signed Up - Didn't Speak	Tracey Kunz		0 Did not speak	SP R-30	R-10	Moderate Density Residential
PH-096	Signed Up - Didn't Speak	Brian Mountain		0 Did not speak	SP R-30	R-10	Moderate Density Residential
PH-097	Signed Up - Didn't Speak	Jeremy Bradham		0 Did not speak	RB	NX-3-DE	Neighborhood Mixed Use
PH-098	Signed Up - Didn't Speak	Joy Weeber		0 Did not speak	R-10	R-10	Moderate Density Residential
PH-099	Signed Up - Didn't Speak	Shonna Greenwell		0 Did not speak	NB	DX-3	Office and Residential Mixed
PH-100	Signed Up - Didn't Speak	E.B. Palmer		0 Did not speak	O&I-2	OX-3-PL	Office/Research & Development
PH-101	Signed Up - Didn't Speak	Frank Heitmann		0 Did not speak	O&I-1	IX-3	Public Facilities

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-102	Signed Up - Didn't Speak	Carol Lenhardt		0 Did not speak	R-4	R-4	Low Density Residential
PH-103	Signed Up - Didn't Speak	Beverly J. Marriott		0 Did not speak	R-6	R-6	Low Density Residential
PH-104	Signed Up - Didn't Speak	Bettie Burrell		0 Did not speak	R-20	R-10	Moderate Density Residential
PH-105	Signed Up - Didn't Speak	Sheila Holloway		0 Did not speak	R-10	R-10	Moderate Density Residential
PH-106	Signed Up - Didn't Speak	Marcus Stamps		0 Did not speak	R-4	R-4	Moderate Density Residential
PH-107	Signed Up - Didn't Speak	Carolyn Stevens		0 Did not speak	R-4	PD	Moderate Density Residential
PH-108	Signed Up - Didn't Speak	Denny Murphy	2208 Rumson Rd	Did not speak	R-10	R-6	Low Density Residential
PH-109	Signed Up - Didn't Speak	Annie J. Fryar	307 Colleton Rd.	Did not speak	R-10	R-6	Low Density Residential
PH-110	Signed Up - Didn't Speak	Mary Belle Pate	Prospect Ave. and S. Saunders	Did not speak	CUD BUS	CX-3-CU	Office and Residential Mixed Use
PH-111	Signed Up - Didn't Speak	Nicole White	5 and 7 hill St.	Did not speak	R-10	R-10	Moderate Density Residential
PH-112	Signed Up - Didn't Speak	Michael Rogan	6500 Chapel Hill Rd.	Did not speak	IND-1	CX-3-PL	Community Mixed Use
PH-113	Signed Up - Didn't Speak	Dr. Sue Ellen Johnson	605 Charleston Rd (Sumter Square Apts)	Did not speak	CUD O&I-2	OX-3-CU	Office and Residential Mixed

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-114	Signed Up - Didn't Speak	Dr. Larry Snead	100 Jones Franklin Rd.	Did not speak	O&I-1	NX-3-GR	Neighborhood Mixed Use
PH-115	Signed Up - Didn't Speak	Darius Bazargan		Did not speak	R-4	R-4	Office and Residential Mixed
PH-116	Signed Up - Didn't Speak	Lori Reed		Did not speak	R-6-CU	R-6-CU	Low Density Residential
PH-117	Signed Up - Didn't Speak	Nancy Eason		Did not speak	R-4	R-4	Low Density Residential
PH-118	Signed Up - Didn't Speak	James Davis		Did not speak	R-4	R-4	Low Density Residential
PH-119	Signed Up - Didn't Speak	Ann Corrao	9733 Fonville Rd.	Did not speak	BC w/UWPOD	NX-3 w/UWPOD	Neighborhood Mixed Use
PH-120	Signed Up - Didn't Speak	Johnny Blake		Did not speak	R-2	R-2	Low Density Residential
PH-121	Signed Up - Didn't Speak	Shirley Rodgers		Did not speak	R-10	R-10	Low Density Residential
PH-122	Signed Up - Didn't Speak	Carla Jacobs		Did not speak	R-10	R-10	Low Density Residential
PH-123	Signed Up - Didn't Speak	Parker Kennedy	Downtown	Did not speak	N/A	N/A	Central Business District
PH-124	Signed Up - Didn't Speak	Samuel Gunter	Downtown	Did not speak	N/A	N/A	Central Business District
PH-125	Signed Up - Didn't Speak	Ron Garber	227-201 W. Martin St.	Did not speak	BUS	DX-20-SH	Central Business District

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-126	Signed Up - Didn't Speak	Pinakin Patel	515 Ashe Ave.	Did not speak	NB	NX-3	Public Parks and Open Space
PH-127	Signed Up - Didn't Speak	Dorothy McLean	7505 Fox Rd.	Did not speak	SC	CX-3	Moderate Density Residential
PH-128	Signed Up - Didn't Speak	Gerald S. Jones	602 S. Saunders St.	Did not speak	NB	NX-3-UL	Moderate Density Residential
PH-129	Signed Up - Didn't Speak	Tim Gasper	2701 Wakefield Pines Dr.	Did not speak	CUD SC	NX-3	Neighborhood Mixed Use
PH-130	Signed Up - Didn't Speak	Joan Chavis	3011 Gresham Lake Rd.	Did not speak	IND-2	IX-3	Business & Commercial Services
PH-131	Signed Up - Didn't Speak	Linda Davis	1520 Blue Ridge Rd.	Did not speak	O&I-2	OX-3-UL	Community Mixed Use
PH-132	Signed Up - Didn't Speak	Charles Webb		Did not speak	O&I-2	OX-3-GR	Office and Residential Mixed
PH-133	Signed Up - Didn't Speak	Carolyn Gallo	1500 & 1540 Dunn Rd	Did not speak	CUD BC w/UWPOD	NX-3-CU w/UWPOD	Neighborhood Mixed Use
PH-134	Signed Up - Didn't Speak	Craig Clemons	3524 Capital Blvd.	Did not speak	IND-1	IX-3-PL	Business & Commercial Services
PH-135	Signed Up - Didn't Speak	Jamie Ray	3524 Capital Blvd.	Did not speak	IND-1	IX-3-PL	Business & Commercial Services
PH-136	Signed Up - Didn't Speak	David Wilson		Did not speak	IND-1	IX-3	Business & Commercial Services
PH-137	Signed Up - Didn't Speak	Ruth Clark		Did not speak	R-15	RX-3	Moderate Density Residential

Speaker Comments from Z-27-14 Public Hearings

Comment ID	Date	Speaker	Subject Address (Property Discussed)	Comment at Public Hearing	Existing Zoning	Proposed Zoning	Future Land Use
PH-138	Signed Up - Didn't Speak	Wayne Marshall		0 Did not speak	R-4	R-4	Low Density Res
PH-139	Direct Email to CC [Gaylord]; 8/10/2015	Barbara Ashba		<p>See email. I am emailing to express my protest for the rezoning plan in my neighborhood. I live at 8840 Camden Park Dr Raleigh, NC 27613.</p> <p>I am against this rezoning. There is far too much traffic in the area already as well as enough building.</p> <p>0 There can be a tree left in North Carolina.</p> <p>Please let me know if there is anything else I have to do to officially register my protest.</p> <p>I will be watching how members vote, since I believe that members are elected officials.</p>	CUD O&I-2	R-10-CU	0